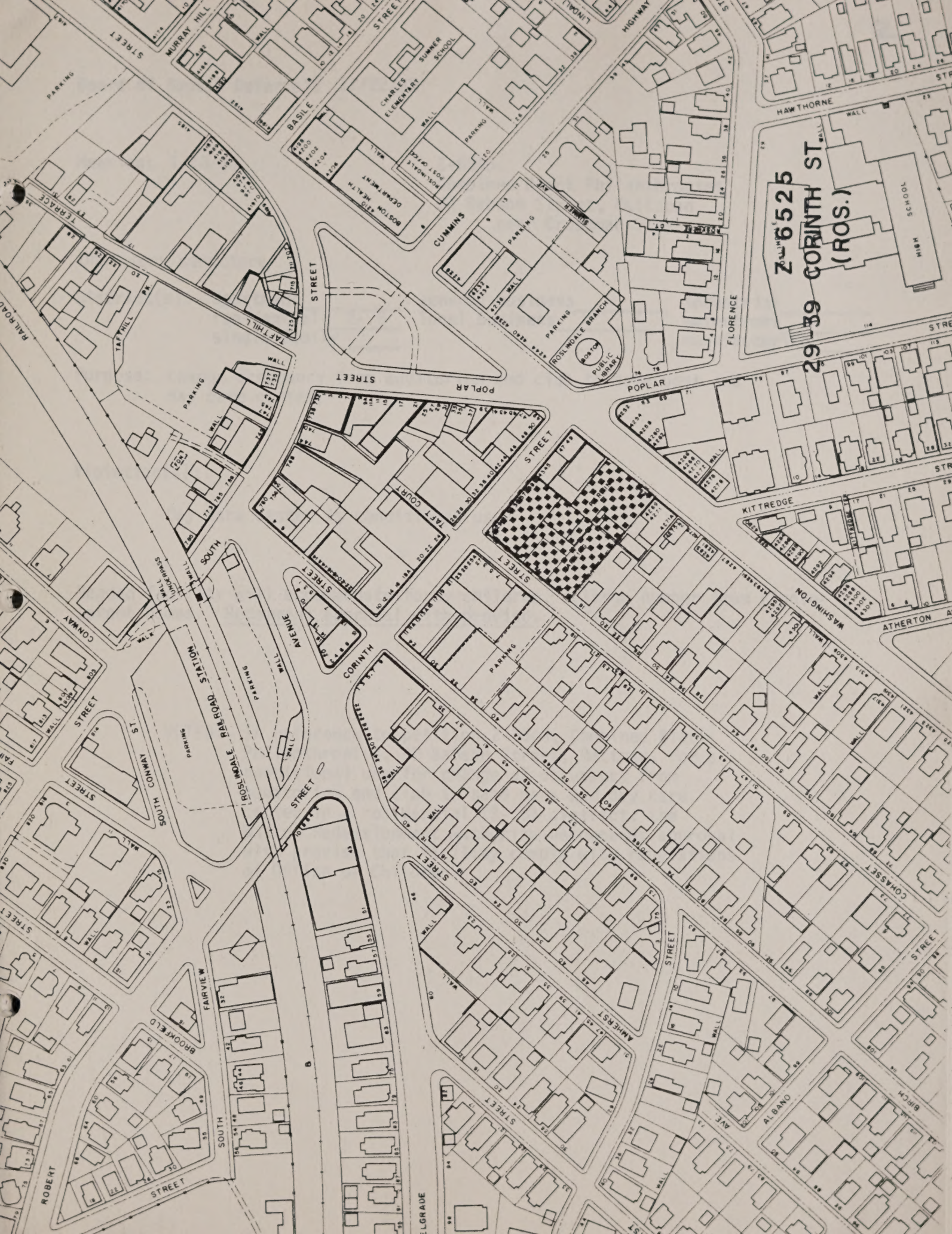


BOARD OF APPEAL REFERRALS

December 22, 1983

1. Z-6525 Forty-Five Corporation
29-39 Corinth Street, Roslindale
2. Z-6543 Combined Black Philanthropies
82 Babson Street, Mattapan
3. Z-6561 Gloria Fawkes
207 Hillside Street, Roxbury
4. Z-6568 Eliot Furman
25 William T. Morrissey Boulevard, Dorchester
5. Z-6611 Guy Tarara
72 Rockland Street, West Roxbury
6. Z-6618 Matthew Antell
217-231 Friend Street, Boston
7. Z-6651 Saul and Joan Goldweitz
221 Beacon Street, Boston
8. Z-6707-6710 New Gainsborough Street Trust
78-84, 90-96, and 102-108 Gainsborough Street and
102 Hemenway Street



Zoning 6525

29-39 CORINTH ST.

(ROS.)

Board of Appeal Referrals 12/22/83

Hearing: 1/10/83

Z-6543
Combined Black Philanthropies
82 Babson Street, Mattapan
near Crossman Street

One-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential R-.5_____	local business_____	waterfront_____
	single family_____		manufacturing_____

Purpose: change occupancy from auditorium and club to same uses and day care center.

Violation(s):

Day care center is conditional use.

Needed facility will accommodate forty children, a large number from single-parent homes. Recommend approval with proviso.

VOTED: In reference to petition Z-6543, Combined Black Philanthropies, 82 Babson Street, Mattpan, for a conditional use for change of occupancy from auditorium and club to same uses and day care center in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that facility comply with regulations of Office of Children.



Z-6543 82 BABSON ST. MATT.

Board of Appeal Referrals 12/22/83

Hearing: 1/10/83

Z-6561
Gloria Fawkes
207 Hillside Street, Roxbury
near Parker Hill Avenue

5158 sq. ft. of vacant land

District(s): apartment H-1 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: parking lot for 24 cars.

Violation(s):

Parking lot is conditional use.

Front, side, and rear yards are insufficient.

Proposal will provide daytime parking for employees only of adjacent Harvard Community Health Plan Hospital at no charge. Spaces (7' x 10½') for small cars only. Facility to be closed at night. Plan conforms with Fire Department regulations. Mission Hill Planning Commission supports. Recommend approval.

VOTED: In reference to petition Z-6561, Gloria Fawkes, 207 Hillside Street, Roxbury, for conditional use and three variances for 24-vehicle parking lot in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Spaces (7' x 10½') for small cars only of employees of Harvard Community Health Plan Hospital adjacent, at no fee. Facility to be closed at night. Plan conforms with Fire Department regulations.



Z-6561 207 HILLSIDE ST. ROX.

Board of Appeal Referrals 12/22/83

Hearing: 1/10/83

Z-6568
Eliot Furman
25 William T. Morrissey Boulevard, Dorchester
near Columbia Circle

One-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-1

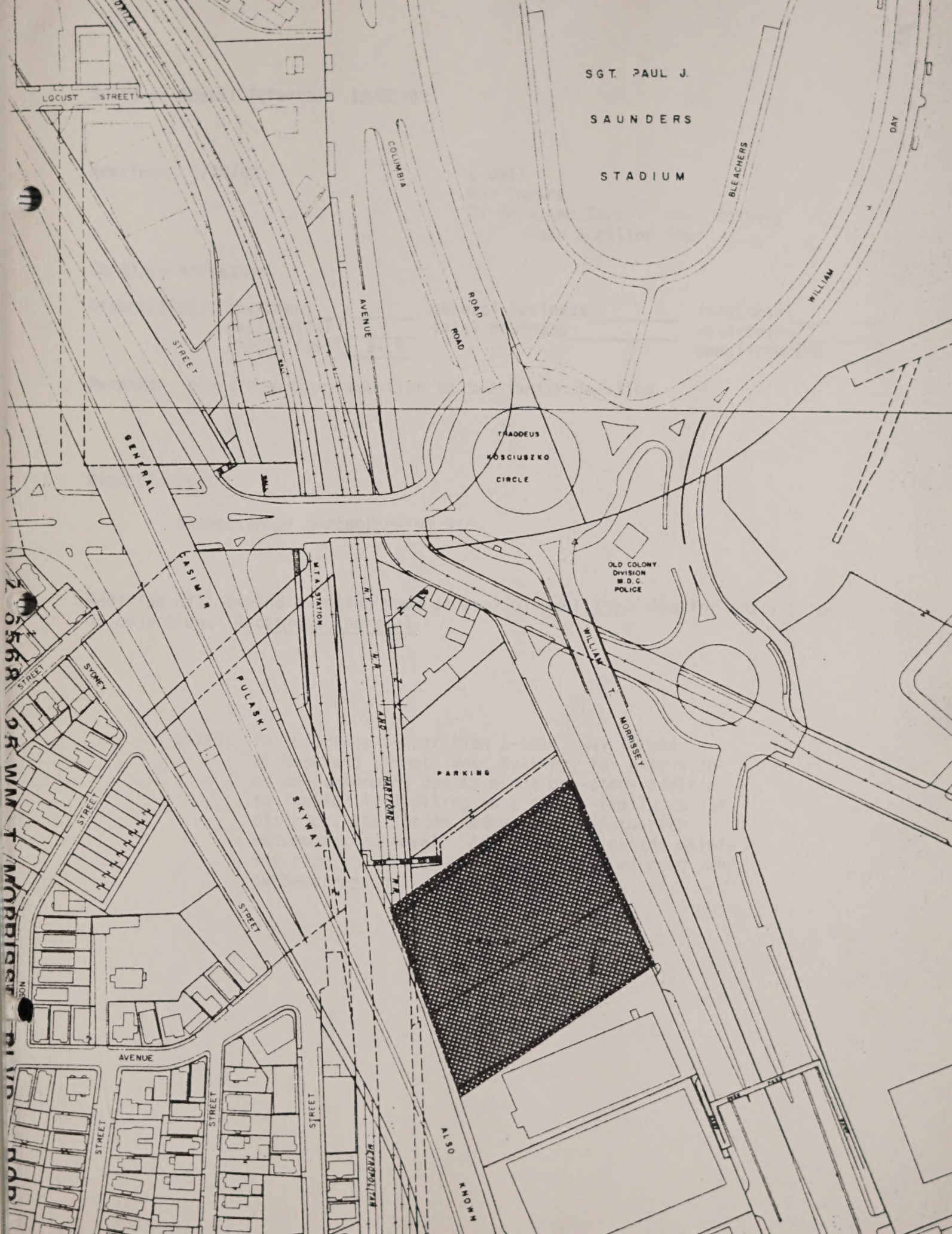
Purpose: change occupancy from taxi repair garage, office, parking for fee, and outdoor storage of cabs to bus terminal, interior maintenance, office, and parking for 150 buses.

Violation(s):

Bus storage is conditional use.

As indicated in proposed vote, recommend denial without prejudice.

VOTED: In reference to petition Z-6568, Eliot Furman, 25 William T. Morrissey Boulevard, Dorchester, for conditional use for change of occupancy from taxi repair garage, office, parking for fee, and outdoor storage of taxis to bus terminal, interior maintenance, office, and parking for 150 buses in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Before consideration of this appeal, petitioner should confer with MBTA re possible landtaking in area for rebuilding of Columbia Station. University of Massachusetts operates a bus shuttle from adjacent site.



SGT. PAUL J.

SAUNDERS

STADIUM

BLEACHERS

WILLIAM

DAY

COLUMBIA

AVENUE

ROAD

LOCUST STREET

STREET

GENERAL

CASIMIR

MTA STATION

PULASKI

SKYWAY

HARTZOG

PARKING

OLD COLONY
DIVISION
M.D.C.
POLICE

WILLIAM

T. MORRISSEY

AVENUE

STREET

STREET

STREET

STREET

ALSO KNOWN

Board of Appeal Referrals 12/22/83

Hearing: 1/10/83

Z-6611
Guy Tarara
72 Rockland Street, West Roxbury
near Schiller Road

2½-story structure

District(s):	apartment_____	general business_____	industrial_____
	residential_____	local business_____	waterfront_____
	single family <u>S-.5</u>		manufacturing_____

Purpose: erect one-story addition to two-family dwelling.

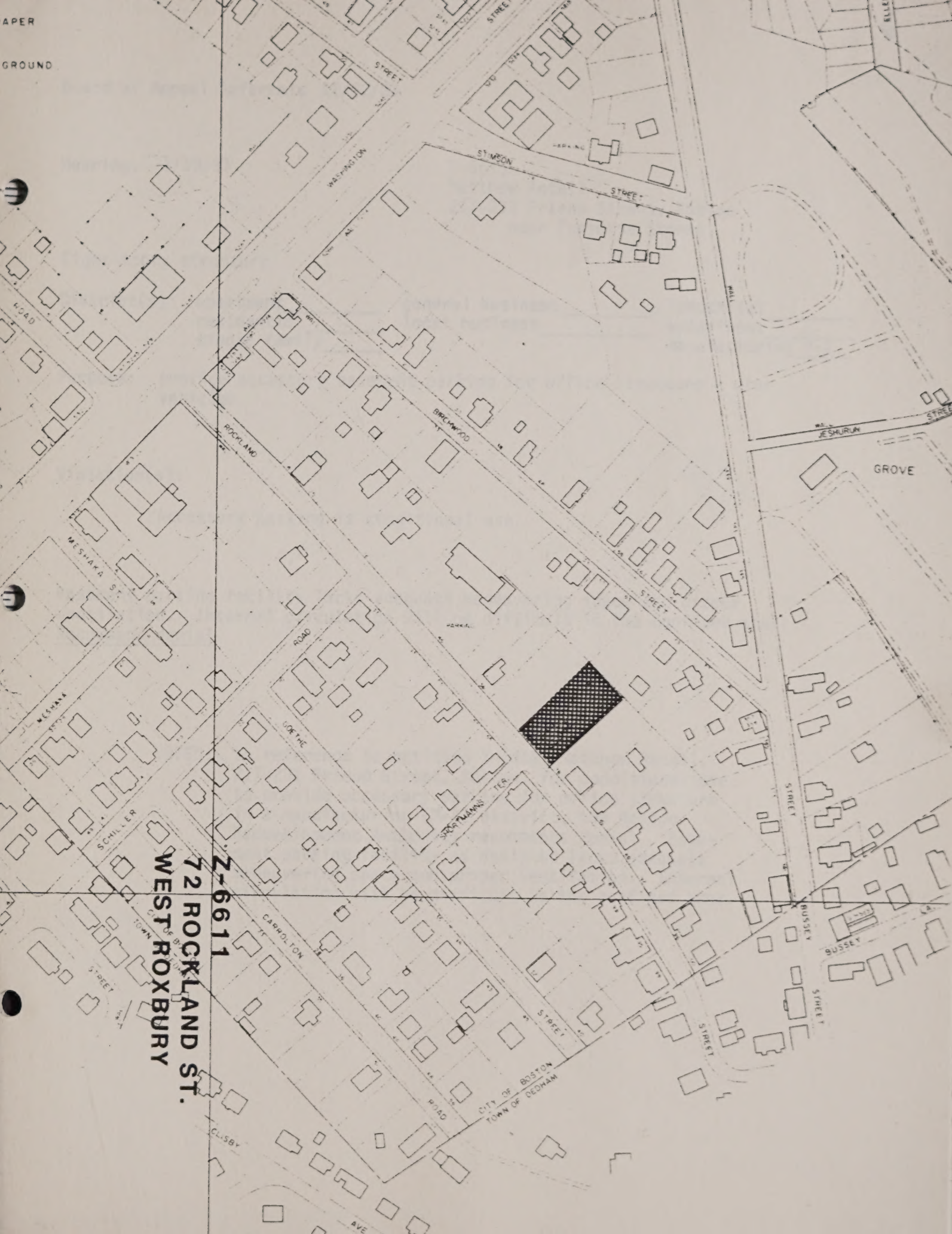
Violation(s):

Extension of nonconforming use.

Addition will expand existing room at rear of dwelling. Abutter has no objection. Recommend approval:

VOTED: In reference to petition Z-6611, Guy Tarara, 72 Rockland Street, West Roxbury, for extension of nonconforming use to erect one-story addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Addition will expand existing room at rear of dwelling. Required rear yard setback remains.

APER
GROUND



72 ROCKLAND ST.
WEST ROXBURY
Z-6611

CITY OF BOSTON
TOWN OF CEDAR

Board of Appeal Referrals 12/22/83

Hearing: 1/10/83

Z-6613

Matthew Antell

217-231 Friend Street, Boston
near Traverse Street

Eight-story structure

District(s): apartment _____ general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing M-4

Purpose: provide accessory basement parking for office structure - nine vehicles.

Violation(s):

Accessory parking is conditional use.

Basement parking facility lacks adequate maneuvering space and proper ventilation. Internal circulation will be difficult in the confined area.
Recommend denial.

VOTED: In reference to petition Z-6613, Matthew Antell, 217-231 Friend Street, Boston, for conditional use to provide accessory parking for office structure in a manufacturing (M-4) district, the Boston Redevelopment Authority recommends denial. Basement parking facility as designed lacks adequate maneuvering space and proper ventilation. Internal circulation will be difficult in the confined area.



REDEVELOPMENT

Z-6618
217-231 FRIEND ST.
BOSTON

Board of Appeal Referrals 12/22/83

Hearing: 1/10/83

Z-6651

Saul and Joan Goldweitz
221 Beacon Street, Boston
near Clarendon Street

Five-story structure

District(s): apartment H-3-65 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: erect one-story addition to condominium unit.

Violation(s):

Floor area ratio is excessive.

Side and rear yards are insufficient.

Addition, to be constructed on roof of rear ell garage, would tend to obstruct light and air to adjacent dwellings. Recommend denial.

VOTED: In reference to petition Z-6651, Saul and Joan Goldweitz, 221 Beacon Street, Boston, for three variances to erect one-story addition to apartment unit in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends denial. Addition, to be constructed on roof of rear ell garage, would tend to obstruct light and air to adjacent dwelling.



Z-6651
221 BEACON ST.
BOSTON

Board of Appeal Referrals 12/22/83

Hearing: 1/10/83

Z-6707-6710

New Gainsborough Street Trust
78-84, 90-96, 102-108 Gainsborough Street
and 128 Hemenway Street

19 row structures

District(s): apartment H-3 general business _____ industrial _____
residential _____ local business _____ waterfront _____
single family _____ manufacturing _____

Purpose: combine four structures for a total of 176 apartments.

Violation(s):

Dwelling converted for more families is forbidden use.

Floor area ratio is excessive.

Rear yard, setback of parapet, and off-street parking are insufficient.

Development, continuation of residential rehabilitation on Gainsborough Street, has community support. Recommend approval.

VOTED: In reference to petitions Z-6707-6710, New Gainsborough Street Trust, 78-84, 90-96, 102-108 Gainsborough Street and 128 Hemenway Street, Boston, for three forbidden uses and thirteen variances to combine four structures for 176 apartments respectively in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Development is a continuation of residential rehabilitation on Gainsborough Street and has community support.



Z-6707-10
74-84, 90-95, 102-108
GAINSBOROUGH ST.
128 HEMENWAY ST.

